

**COUNTY OF SAN DIEGO
VALLE DE ORO COMMUNITY PLANNING GROUP
P. O. BOX 936
LA MESA, CA 91944-0936**

REGULAR MEETING MINUTES: June 7, 2011

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

1. CALL TO ORDER: 7:08 PM, Jack L Phillips, Presiding Chair

Members present: Brownlee, Forthun , Fitchett, Henderson, Manning, Mitrovich,
Myers, Phillips, Reith, Wollitz

Absent: Brennan, Hyatt, Feathers, Millar, Ripperger,

2. FINALIZE AGENDA: As Shown

3. OPEN FORUM: None

4. APPROVAL OF MINUTES: May 17, 2011; VOTE: 8-0-2 to approve. Abstain: Myers,
Forthun

5. LAND USE

a. ZAP03-041W1: Expansion of AT&T cell site at 2568 Pence Drive; replaces existing 32-foot faux cypress tree with a 32-foot faux broad leaf tree (larger diam.) containing 12 larger panel antennas, RRUs, TMAs, and surge suppressor; and adds 238 sq. ft. and new cabinets to the existing equipment enclosure. MYERS located the project indicating this project is in a rural residential neighborhood.

FRANKLIN OROZCO, representative from AT&T, distributed maps and described the project. He indicated that the drawings of the current antenna design as well as the drawings of the directional placement of the new antennas on the submitted drawings are incorrect. He also indicated that AT&T was in discussions with the water district to investigate the possibility of changing this project by putting the antennas on the water tower adjacent to this property instead of on a faux tree on this property.

LARRY SCOTT, 2568 Pence Dr, indicated that the neighbors would not be in favor of the antennas on the water tower. He also indicated that he is responsible for the maintenance, including irrigation, of the current installation. He also stated that he has not had any complaints from his neighbors regarding this project.

MYERS continued to discuss this project and then moved to deny the project as submitted and oppose processing this project as a Minor Use Permit modification for the following reasons:

1. This Planning Group has a history of encouraging cell phone antennas to be collocated on water towers whenever possible. Discussions regarding changing the project to do that are ongoing and therefore we feel this project is premature.

2. Since these new antennas will be using a 700 MHz bandwidth, the subcommittee is concerned about frequency interference with public safety services and neighbor's wireless communications equipment. Additional research needs to be done to ensure the neighbors will encounter no interference.
3. The current equipment shelter is 200 square feet; this project proposes to increase the equipment shelter to 438 square feet and significantly expand the antenna structure. This is such a significant increase that we believe a minor use permit modification does not effectively cover the impacts of such a significant change. A Major Use Permit should be required.
4. The project proposes adding 8 new antennas to this site. Based on the current and projected development of the area around this site, it is the subcommittee's opinion that this project has been over engineered and does not need such a high concentration of antennas.
5. The drawings submitted have so many errors and inconsistencies that have been pointed out by the applicant that the subcommittee feels we cannot support this application as presented to the Planning Group.
6. Finally, the setbacks for the equipment antenna and shelter are unclear and again not detailed properly in the documentation submitted and thus cannot be evaluated properly.

FITCHETT seconded this motion and the VOTE was 10-0-0.

b. VAR11-006: 10648 Olvera Rd. proposed reduction of rear yard setback to enclose a portion of an existing 2nd floor balcony (adds 98 sq. ft.) which encroaches into rear-yard setback. Also, existing 8' x 12' shed is in the side-yard setback.

FITCHETT introduced the project and distributed photos of the property. The property is a substandard lot of .28 acres with a zoning of 2 DU/acre.

RON GROSS, 4421 Park Blvd, architect for the applicant, described the enclosure and the shed and the need for the variance.

FITCHETT moved that we approve the variance for both the rear yard setback and the side yard setback for the 120 square foot shed since the size and shape of this substandard lot allows for the findings to be made. HENDERSON seconds. VOTE 10-0-0.

6. NEW BUSINESS: None

7. UNFINISHED BUSINESS: None

8. CHAIRMAN'S REPORT – PHILLIPS reminded the group that the ground breaking for the Fire Training Facility will be tomorrow, June 8, 2011, at 9:45am. Also, an EIR is available for review from SANDAG for the 2050 Regional Transportation Plan. Further, PHILLIPS reminded the group of the vacancy on the group – Seat #8 Ms. Dianna Brennan, term expires Jan. 2015.

9. ADJOURNMENT: 8:45pm

Submitted by Susan E Brownlee

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